
WELSH STATUTORY INSTRUMENTS

2005 No. 2839

The Town and Country Planning (Local
Development Plan) (Wales) Regulations 2005

PART 3

FORM AND CONTENT OF LDP

Form and content of LDP

- 11.**—(1) An LDP must contain a—
- (a) title which must—
 - (i) give the name of the area of the LPA for which the LDP is prepared, and
 - (ii) indicate that it is an LDP; and
 - (b) sub-title which must indicate—
 - (i) the date of adoption of the LDP, and
 - (ii) where it is an emerging LDP, the stage and date of its publication.
- (2) An LDP must contain a reasoned justification of the policies contained in it.
- (3) Those parts of an LDP which comprise the policies of the LDP and those parts which comprise the reasoned justification required by paragraph (2) must be readily distinguishable.

Proposals Map

- 12.**—(1) The LDP must contain a map (“a proposals map”) of the LPA’s area and which must—
- (a) show the proposals for the development and use of land in its area;
 - (b) be reproduced from, or based on, an Ordnance Survey map; and
 - (c) show National Grid lines and reference numbers.
- (2) For the purposes of this regulation, a proposal is a site specific policy.
- (3) Policies for any part of the LPA’s area may be illustrated on a separate map on a scale larger than a proposals map (an “inset map”).
- (4) Where an inset map is included in an LDP, the area covered by the inset map must be identified on the proposals map and the policies for that area must be illustrated on that inset map only.
- (5) The title (and any sub-title) of an LDP must be set out on the proposals map and on any inset map contained in the LDP, and the proposals map and any inset map must show the scale to which it has been prepared and include an explanation of any symbol or notation used in the map.

LDP : additional matters to which regard to be had

- 13.**—(1) The matters (additional to those specified in sections 39 and 62(5)(a) to (f)) prescribed for the purposes of section 62(5) are—

- (a) any local transport plan, the policies of which affect any part of the LPA's area;
 - (b) any other policies prepared under section 108(1) and (2) of the Transport Act 2000⁽¹⁾ which affect any part of the LPA's area;
 - (c) the objectives of preventing major accidents and limiting the consequences of such accidents;
 - (d) the need—
 - (i) in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible, recreational areas and areas of particular natural sensitivity or interest, and
 - (ii) in the case of existing establishments, for additional technical measures in accordance with Article 5 of Council Directive 96/82/EC on the control of major accident hazards involving dangerous substances⁽²⁾ so as not to increase the risks to people;
 - (e) the Waste Strategy for Wales;
 - (f) any regional waste plan, the policies of which affect any part of the LPA's area; and
 - (g) any local housing strategy, the policies of which affect any part of the LPA's area.
- (2) Expressions appearing both in paragraph (1) and in Council Directive 96/82/EC (as amended by Council Directive 2003/105/EC⁽³⁾) have the same meaning as in that Directive.
- (3) In paragraph (1)(a), “local transport plan” has the same meaning as in section 108(3) of the Transport Act 2000.

⁽¹⁾ 2000 c. 38.

⁽²⁾ O.J. No. L10, 14.1.1997, p.13.

⁽³⁾ O.J. No. L345, 31.12.2003, p.0097-0105.